

Late Backup #56

City of Austin
Historic Preservation Program
Matrix of Recommendations
April 28, 2011

	Heritage Society of Austin Recommendation	HLC Operations Committee	Historic Landmark Commission Recommendation	Historic Preservation Staff Recommendation
Designation Criteria	Designation must meet Designation Criteria established by the National Register of Historic Places	Retain existing criteria. Modify to address alterations to existing landmarks.	Same as Staff recommendation. Vote: 5-0.	1. Tighten the designation criteria to require higher standards for significance and allow for designation of vernacular architecture and utilitarian structures. 2. Properties that have achieved significance within the past 50 years shall not be considered eligible for historic zoning, unless the significance is of exceptional importance per the National Register Bulletin 22. 3. Properties in LHD not eligible for individual zoning for architectural significance. 4. Require properties possess sufficient integrity related to period of significance.
Application Revisions	Adopt HSA proposed revisions to application, which will provide more essential info to HLC and indicate any alterations to structure. Applications must be complete before being considered on agenda.	More stringent applications review to ensure complete with all necessary research	Same as Heritage Society. Vote: 5-0.	Staff concurs.
Cap on # of Applications Considered	Don't cap # of applications. After two years if # is too high, consider setting annual limit of 24 owner-initiated residential cases, excluding properties in Homestead Preservation District.	Limit to 3 per month.	Motion to support HSA recommendation failed Vote: 2-2-1 (Arriaga and Limbacher against; Kleon abstained).	
Inspections Enforcement	Strengthen inspection to provide enforcement of criteria and maintenance requirements.	Agree with Heritage Society.	Same as Heritage Society. Vote: 5-0.	Staff concurs.

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	Heritage Society of Austin Recommendation	HLC Operations Committee	Historic Landmark Commission Recommendation	Historic Preservation Staff Recommendation
Inspection Fees	Add fee to cover the cost of inspection and dedicate fees from all Preservation Program apps to an Enterprise Fund.	Agree with Heritage Society.	Same as Heritage Society. Enterprise Fund to be used for off-setting costs for low-income owners to complete historic zoning applications, fund plaques for all zoned properties and other programmatic purposes. Vote: 5-0.	<i>Note: Staff had recommended establishing a fee for historic zoning application to provide plaques for each landmark property.</i>
Historic Districts			Staff recommendation and provide funds to assist neighborhoods in hiring consultants to assist with local district nomination process. Vote: 5-0.	<p>1. Allow local historic district designation with 51% of the owners signing support petition.</p> <p>2. Provide greater protections for contributing properties in National Register Historic Districts through establishing advisory design guidelines.</p> <p>3. Ease the transition from a National Register to a Local Historic District with enactment of design guidelines and a demolition delay of up to 180 days for contributing properties.</p>
Underserved Areas	Commit to work with others to establish a private fund to assist those in need with fees and research, and proactive outreach effort to underserved areas.	Provide technical and loan assistance to better enable the rehabilitation of historic structures in South and East Austin.	Same as HLC Operations Subcommittee. Provide technical and loan assistance to better enable the rehabilitation of historic structures in South and East Austin. Vote: 5-0.	Staff concurs.
Revolving Fund		Establish fund for low-income owners of landmarks for preservation and rehabilitation.	Same as Staff. Vote: 5-0.	Establish low-interest, revolving loan program for low-income owners to carry out rehabilitation projects and for commercial facades in CBD.
Commercial Property Incentive Formula and Cap	Retain current formula and amount.	Retain current formula and amount.	Value based on 50% of historic structure and 25% of land. No cap on exemption amount. Vote: 5-0.	Retain current formula and amount.

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Residential Incentive Formula	Value based on combined assessed value of land and improvements.		Same as Heritage Society. Value based on combined assessed value of land and improvements. Vote: 4-1. (Limbacher against).	Retain existing formula OR base on 60% of total property value.
Residential Incentive Cap	Cap the maximum abatement at amount for average assessed value of all residential landmarks (approximately \$750,000). Estimated to be approx. \$2,700.	Agree with Heritage Society.	Same as Staff recommendation, with reassessment every 5 years for possible increase due to inflation. Vote: 5-0.	\$2,000, with \$2,250 for properties over 100 years old.
Incentive Duration	Retain current.	Retain current.	Retain current. No quorum vote. (3-2. Arriaga and Kleon against).	Retain current.
New Cap Implementation	Continue existing incentive structure for all current residential landmarks, but change to new formula upon change of ownership except for situations such as inheritance or divorce.	Phased in over time, perhaps with property sold or stepped down over period of years.	New cap implemented for all future landmarks. Phase in cap over time for existing landmarks (5 to 10 years suggested). Time frame to be determined by City Council. No quorum vote. Vote: 3-1-1 (Rosato against; Arriaga abstained).	New cap implemented for all future landmarks. Cap becomes effective January 1, 2013 for all existing residential landmarks.
Rehabilitation Incentive	Add a rehabilitation incentive for individual landmarks equal to that for contributing structures in Local Historic Districts. Allow homeowners to change to the new formula if they wish.	Add a rehabilitation incentive for individual landmarks equal to that for contributing structures in Local Historic Districts.	Same as Staff and Operations Committee. Vote: 5-0.	Add a rehabilitation incentive for individual landmarks equal to that for contributing structures in Local Historic Districts.
Other Jurisdictions	City should encourage other jurisdictions to participate in incentives for historic preservation program.	Request City Manager initiate a dialogue with other taxing entities to encourage participation in the property tax exemption program for historic landmarks.	Same as Operations Committee. Request City Manager initiate a dialogue with other taxing entities to encourage participation in the property tax exemption program for historic landmarks. Vote: 5-0.	